

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, November 3, 2014, scheduled for 7:00 PM at the Westfield City Hall.

Opening of Meeting: 7:00 PM

Roll Call: Note Presence of a Quorum.

APC Members Present: Randy Graham, Steve Hoover, Robert Horkay, Ken Kingshill, Andre Maue, Robert Spratz and Danielle Tolan.

City Staff Present: Jennifer Miller, Assistant Director; Jesse Pohlman, Senior Planner; Andrew Murray, Associate Planner; and Brian Zaiger, City Attorney.

Approval of Minutes: October 20, 2014, APC Meeting Minutes.

Motion: To approve the October 20, 2014, minutes, with corrections.

Motion: Tolan; Second: Spratz; Vote: Approved 7-0

Murray reviewed the Policy and Procedures.

Case No. 1406-DP-17 & 1406-SIT-08 [PUBLIC HEARING]

Description: *LOR Corporation*

950 Tournament Trail

LOR Corporation, by RQAW Corporation requests Detailed Development Plan and Site Plan review for a new multi-tenant commercial building on approximately 2.57 acres +/- in the 32 at 31 Henke Center, in the GB District.

Murray presented an overview of the project, as summarized in the staff report.

Petitioner representative Eric Wefflen with RQAW Corporation gave a project overview and was available for questions.

Kingshill and Hoover suggested material and color variety to the back/north elevation of the building. In addition, integration of the downspouts and gutters were requested.

Maue asked what the Petitioner is envisioning for a north facing sign, as it did not appear to have visibility to the north.

Wefflen stated there is planned space between the buildings would potentially allow for development identification signage or a potential tenant who would utilize that area

Public Hearing opened at 7:15 pm

Mary Briggs, 4450 West 196th Street; stated that signage is good for the north side so when you are driving behind those buildings you know which tenant is located where. The signs at an angle were not desired.

Public Hearing closed at 7:17 pm

Kingshill asked if there would be any windows on the building facing the courtyard.

Weflen said that the buildings are built with walls that can be knocked out for windows or doors if a tenant – like a restaurant – requests windows or doors.

Graham asked if the open area could ever be owned by a tenant who would put a fence around the area.

Weflen said that area would always be an open path from north to south.

Hoover received an e-mail about a drive-thru that was going to make the area one-way traffic and how would that be controlled.

Weflen said that an island was added between the drive thrus to help the flow of traffic. Each parking lot will have directional parking for cars. This should eliminate the need for signage. There are paths running from each building that attach to the main pedestrian pathway.

No action is required at this time.

Case No. 1411-PUD-16 [PUBLIC HEARING]

Description: *Custom Commerce Park PUD Amendment*

Thieneman Construction, Inc. requests amendment to the Custom Commerce Park PUD Ordinance, affecting approximately 4.5 acres within Custom Commerce Park.

Murray presented an overview of the proposed amendment.

Hoover requested further clarification of requested modifications.

Murray explained details which included permitted uses, outdoor storage screening standards and landscaping standards.

Public Hearing opened at 7:35 pm

Public Hearing closed at 7:36 pm

Hoover asked if reducing a 50' right of way request to be a 20' right of way is it even worth having.

Petitioner Ken Thieneman stated to accommodate for future expansion and storage of equipment was the reason for a change to 20'.

No action is required at this time.

Case No. 1411-SPP-23 [PUBLIC HEARING]

Description: *Grand Park Primary Plat*

City of Westfield by American Structurepoint requests Primary Plat review of two (2) lots on approximately 141.3 acres+/- in the Grand Park Indoor Sports and Recreation Facility PUD and the Agricultural Single Family 1 District.

Miller presented a project overview.

Public Hearing opened at 7:41 pm

Public Hearing closed at 7:42 pm

No public comments.

No action is required at the time of the public hearing.

Case No. 1412-ZOA-02 [PUBLIC HEARING]

Description: *Unified Development Ordinance*

City of Westfield requests various text amendments to the Unified Development Ordinance generally pertaining to Article 3.5: Floodplain Administrator; Article 5.5: Floodplain Overlay; Article 6.1: Accessory Buildings; Article 6.3: Architectural Standards; Article 6.8: Landscaping Standards; Article 6.16: Setback Standards; Article 8.6: Open Space Standards; and Article 10.12: Subdivision Processes and Permits.

Pohlman presented an overview of the proposed revisions to the Unified Development Ordinance, as summarized in the staff report, noting that the revisions to the flood management regulations were requested by the State after they reviewed the revised model floodplain ordinance language that was incorporated when the Unified Development Ordinance was adopted.

Public Hearing opened at 7:45 p.m.

There were no public comments.

Public Hearing closed at 7:46 p.m.

Pohlman noted the written public comment that was submitted to the Plan Commission.

Tolan requested a brief overview of the proposed revisions pertinent to the public comments. Pohlman explained the rationale for the proposed open space and buffer yard provisions.

Motion: To approve Petition No. 1412-ZOA-02 and to forward to the City Council with a favorable recommendation.

Motion: Graham: Second: Tolán: Vote: 7-0

Case No. 1409-PUD-14 [CONTINUED]

Description: *Springmill Trails PUD Amendment – Water’s Edge Side-yard Setback*
M/I Homes of Indiana, LP requests an amendment to the Springmill Trails PUD Ordinance, affecting approximately 36.74 acres +/- within the Water’s Edge Subdivision of the Springmill Trails PUD District.

Case No. 1405-DP-14 & 1405-SPP-13 [CONTINUED]

Description: *Retreat on the Monon*
Southwest and southeast corners of 161st Street and Monon Trail Pulte Group, by Weihe Engineering requests Development Plan, Primary Plat, and associated plat waiver request approval for a 90-unit condominium Development on approximately 13.52 acres +/- in the Viking Meadows PUD District.

REPORTS/COMMENTS

APC MEMBERS

No report.

CITY COUNCIL LIAISON

Report provided by Hoover.

BZA LIAISON

No report.

ECD STAFF

No report.

ADJOURNMENT (8:00 pm)

Motion: Degnan: Second Tolan: Vote: 7-0.

President, Ken Kingshill

Vice President, Randy Graham

Secretary, Matthew S. Skelton